

TEXAS TRANSPORTATION COMMISSION

MONTGOMERY County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In MONTGOMERY COUNTY, on State Highway 99 (SH 99), a designated controlled-access highway, the State of Texas acquired certain land for highway purposes by the instrument recorded in Clerk's File No. 2014077419 of the Official Public Records of Montgomery County, Texas, with denial of access to the abutting remainder property as described in the instrument.

HEB Grocery Company, LP, the current owner of the abutting property, has requested designated access to and from the eastbound exit ramp of SH 99 for proposed access at one location along the property line at a new access point described in Exhibit A.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002 authorizes the commission to layout, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.

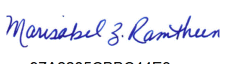
Transportation Code, §203.031 authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and determine the type and extent of access permitted at each location.

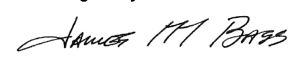
NOW, THEREFORE, the commission finds that the new access point will not compromise the mobility, safety or operation of the existing state highway facility, and designates the new access point described in Exhibit A as a location where ingress and egress are permitted to and from the eastbound exit ramp of SH 99.

IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

97A2385CBBC44E3...
Director, Design Division

DocuSigned by:

A36628BA547D4BD...
Executive Director

115923 Dec 10, 2020

Minute	Date
Number	Passed

EXHIBIT A

County: Montgomery
Highway: S.H. 99
Limits: Harris County Line at West end of Spring Creek Bridge to U.S. 59 (N)
ROW CSJ Number: 3510-07-007

PROPERTY DESCRIPTION FOR TRACT 643 AC

Being an "Access Line" delineating a permitting of access to the transportation facility and being a part of a called 24.693 acre tract of land conveyed HEB Grocery Company, LP and described in a deed recorded in Montgomery County Clerk's File No. 2018029642, situated in the P. Hunter Survey, Abstract No. 273, Montgomery County, Texas. Said "Access Line" being more fully described as follows:

COMMENCING at a brass disk in concrete stamped "TXDOT" found at the northwesterly end of a cutback corner at the intersection of F.M. 1314, (160-foot wide) right-of-way, as recorded in Volume 177, Page 38, and Volume 213, Page 139 of the Montgomery County Deed Records, and Montgomery County Clerk's File No.(s) 2006129594, and 2007009331, and State Highway 99 (Grand Parkway), a variable width right-of-way, as recorded in Montgomery County Clerk's File No. 2014077419, on an "Access Denial Line", as recorded in said Montgomery County Clerk's File No. 2014077419, also being a north corner of said 24.693 acre tract;

THENCE, S 86°34'55" W (called S 87°22'15" W), along and with the south right-of-way line of said State Highway 99, the north line of said 24.693 acre tract, and an "Access Denial Line", a distance of 451.79 feet to a 5/8 inch iron rod with a TxDOT aluminum cap stamped "ADL" set for the end of said Access Denial line at Baseline Station 4203+96.78, 200.00 feet right, and being the POINT OF BEGINNING;

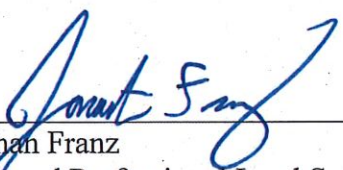
1.) S 86°34'55" W, continuing along and with the south right-of-way line of said State Highway 99, the north line of said 24.693 acre tract, a distance of 50.77 feet to a 5/8 inch iron rod with a TxDOT aluminum cap stamped "ADL" set for the beginning of an Access Denial Line at Baseline Station 4203+46.01, 200.00 feet right, and being the POINT OF TERMINUS; from which a brass disk in concrete stamped "TXDOT" found for the northwest corner of said 24.693 acre tract, on the east line of a called 28.69 acre tract of land conveyed to the State of Texas and described as "Parcel 642" in a deed recorded in Montgomery County Clerk's File No. 2014037849, bears S 86°34'55" W, a distance of 355.87 feet.

EXHIBIT A

A parcel plat of even date was prepared in conjunction with this property description.

All bearings are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00, all distances are in surface and may be converted to grid by dividing by the combined adjustment factor of 1.00003.

Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property.



Jonathan Franz
Registered Professional Land Surveyor
Texas Registration No: 6705

8/28/19

Date

*Pape-Dawson Engineers
10350 Richmond Ave, Ste 200
Houston, TX 77042
Phone 713.428.2400
TBPE Firm Registration #470
TBPLS Firm Registration #10193974*



STATE HIGHWAY 99

P.O.C.

451.79'

P.O.B.

APPROXIMATE
SURVEY LINE

HEB GROCERY COMPANY, LP
CALLED 24.693 ACRES
M.C.C.F. NO. 2018029642

ABSTRACT NO. 112
B.B.B. & C.F.R. CO. SURVEY

P. HUNTER SURVEY
ABSTRACT NO. 273

F.M. 1314

EXISTING	TAKING	REMAINDER
24.693 Ac.	N/A	24.693 Ac.

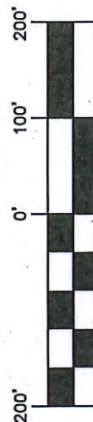
LEGEND:

P.O.B.

POINT OF BEGINNING
POINT OF COMMENCEMENT



1 inch = 200'



PARCEL PLAT SHOWING
TRACT 643 AC

STATE HIGHWAY 99
MONTGOMERY COUNTY, TEXAS
AUGUST 2019
ROW C.S.J. NO. 3510-07-007
SCALE: 1"=200'



**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
3350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
BPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

Date: Aug 28, 2019, 10:38am User ID: jFranz
Title: K:\survey\Survey7\49066-17\EX49066-17 ACCESS OVERALL R1.dwg

STATE HIGHWAY 99

(VARIABLE WIDTH R.O.W.)
(M.C.C.F. NO. 2014077419, PARCEL 643)
BASELINE BEARING = N86°34'55"E
(CALLED N87°22'15"E)

F.M. 1314
(VOL 177, PG. 38, VOL 213,
PG. 139 M.C.D.R.)
(M.C.C.F. NO(S) 2006129594, 2007008331)
FD. TXDOT (TYPE II)
STA. 4208+48.57
200.00' RT
S76°56'02"E
68.47'

EXISTING R.O.W. LINE
S86°34'55"W 451.79'
EXISTING ACCESS DENIAL LINE
(M.C.C.F. NO 2014077419)

P.O.B.
TRACT 643 AC
STA. 4203+96.78
200.00' RT

"ACCESS LINE"
S86°34'55"W 50.77'
STA. 4203+46.01
200.00' RT

EXISTING R.O.W. LINE
S86°34'55"W 355.87'

FD. TXDOT (TYPE II)
9.81'

STATE OF TEXAS
"PARCEL 642"
RCSJ NO. 3510-07-007
CALLED 28.69 ACRES
M.C.C.F. NO. 2014037849

B.B.B. & C. R. CO. SURVEY
ABSTRACT NO. 112

P. HUNTER SURVEY
ABSTRACT NO. 273

HEB GROCERY COMPANY, LP
CALLED 24.693 ACRES
M.C.C.F. NO. 2018029642

APPROXIMATE
SURVEY LINE

EXISTING ACCESS DENIAL LINE
(M.C.C.F. NO 2014037849)

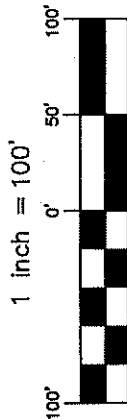
RESTRICTED RESERVE "J"
CALLED 9.4158 ACRES

FD. TXDOT (TYPE II)

REPEAT OF SH. 11. S86°04'-924
E. M.C.W.R.

LEGEND:

- CABINET FOUND
- FD. MONTGOMERY COUNTY CLERK'S FILE NUMBER
- M.C.C.F. NO. MONTGOMERY COUNTY DEED RECORDS
- M.C.D.R. MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
- M.C.M.R. RIGHT-OF-WAY
- R.O.W. POINT OF BEGINNING
- P.O.B. POINT OF COMMENCEMENT
- P.O.C. SHEET
- SHT. TXDOT TYPE II FD. BASS DISC IN CONCRETE STAMPED "TXDOT"
- ACCESS DENIAL LINE
- PROPERTY LINE
- SURVEY LINE
- SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "TXDOT ADL"
- FOUND MONUMENT (AS INDICATED)



PARCEL PLAT SHOWING TRACT 643 AC

STATE HIGHWAY 99
MONTGOMERY COUNTY, TEXAS
AUGUST 2019
ROW C.S.J. NO. 3510-07-007
SCALE: 1"=100'

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE. STE 200 | HOUSTON, TX 77042 | 713.422.2000
TXPE FIRM REGISTRATION #476 | TXPLS FIRM REGISTRATION #10182974

JOB No.: 49066-17

SHEET 4 OF 4

49066-18 SH99 ADL TRACT R1.txt
08/27/19 15:51

POINT ID	BEARING	DISTANCE	NORTHING	EASTING
POC			10050022.73	3890289.24
	S86°34'55" W	451.79'		
POB			10049995.79	3889838.25
	S86°34'55" W	50.77'		
POT			10049992.77	3889787.57